


<p style="text-align: center;">Morris County, New Jersey Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">December 2001</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In July 1998, the U.S. Environmental Protection Agency (EPA) selected Morris County, New Jersey, as a Brownfields Assessment Demonstration Pilot. The focus of this Pilot is the Rockaway River. Three distinct reaches characterize the Rockaway River Watershed in Morris County. The upper reach has modest development and contains significant open space. The middle reach is the location of the old industrial activity with more recent commercial development. The lower reach is close to major urban centers and has extensive commercial and residential development.

The Rockaway River Watershed has been home to industry since the Revolutionary War. In the early days, the discovery of local iron deposits resulted in mining and forging operations. Mining operations continued in isolated areas until the 1950's and several ironworks remain in operation today. The Morris Canal, constructed primarily to carry coal from Pennsylvania to the forging industries of New Jersey, paralleled the industrialized middle reach of the Rockaway River and encouraged new industries to locate in the region.

Many of these old industrial sites along the river were eventually abandoned or reused for auto repair and salvage, open storage of materials, and illegal dumping. Commercial development along the river in the newer communities often involved the operation of warehouse, service, and distribution facilities. Fuel leaks from parked vehicles, repair garages, and underground storage tanks along with the accidental and deliberate dumping of waste materials behind storage buildings generated contamination at these sites.

Nearly one million people depend on the Rockaway River and its associated aquifers for their drinking water. Most of the region's brownfields are on the River.

II. Brownfields Pilot Progress

Implementation Strategy

The Pilot, with the assistance of members of the Rockaway municipalities, has developed the Rockaway River Revitalization Project to establish a successful regional approach to address brownfields redevelopment issues and opportunities. The Pilot program will seek to:

- Identify, characterize, and prioritize sites within the municipalities for redevelopment
- Develop specific redevelopment strategies for the sites
- Secure funding from public sources as well as responsible parties
- Conduct meetings and other community outreach activities to secure public participation
- Work with county, state and federal agencies to secure coordinated planning and support
- Develop creative initiatives such as wetland mitigation programs to obtain remediation funding, accessible insurance and other forms of liability relief
- Secure the commitment of the municipalities collectively and individually by meeting with municipal councils, planning boards, committees, and officials

A master list of potential brownfields sites has been prepared by the Pilot. Digital images of larger sites have also been prepared. In addition, Geographic Information System (GIS) maps of each County municipality with the area's potential brownfields sites identified, have been developed.

Community Involvement

Morris County will ensure community involvement by developing a coalition of community groups and municipal, county, state, and federal agencies to address challenges and opportunities on a holistic, regional basis. Morris County has been holding monthly Advisory Committee meetings.

Cover letters and draft copies of the Conceptual Development Plan for the 14 municipalities that are involved with the Pilot were distributed to the appropriate mayors and business administrators. The documents included a complete brownfields site listing for each municipality. Fourteen communities were selected for their expressed or perceived interest in the project as well as for the number of potential sites in their community. Meetings will be held with the communities to discuss the 13 sites that have been selected to date for preliminary assessment studies.

The County has also sought the assistance of the Rockaway River Cabinet. The Cabinet is an interlocal task force that is concerned with the river water quality issues. The Cabinet consists of representatives of the 14 municipalities that comprise the Rockaway River community. The Pilot has sent updates to the Rockaway River Cabinet and will receive Pilot updates and will assist in the site selection process.

III. Brownfields Site Activities

Site Inventory

Morris County has identified and will continue to identify sites using a variety of sources including New Jersey Department of Environmental Protection (NJDEP) records, municipal tax assessor's list of foreclosed properties and tax liens, local realtors, and municipal planning boards. A master list of potential brownfields sites has been completed. This inventory contains information about each site such as; parcel number, owner, zoning, current building approvals, size, history of prior uses, current tax status, and relevant environmental information. The inventory currently contains a total of 168 sites.

Site Selection

The County will work closely with local, state, and federal agencies as well as community and private groups to evaluate and prioritize sites for redevelopment. Criteria will be established prior to the selection of the sites to be studied.

Site Assessment and Reuse Planning

Phase I assessments have been conducted at eight sites. Two of the sites, Municipal Salt Facility and Municipal Repair Facility, are located in Roxbury Township. Ferum site is located in Randolph Township. The Wilshire Oil/Marina and Snowbowl sites are located in Jefferson Township. The Dover Bus and Pyramid Service Station sites are located in Rockaway Township. Also included is the Sunoco Service Station site which is located in Dover. For more information on the individual sites, please refer to the specific site profiles for Morris County, New Jersey.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 168

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 168

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: 9

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

Meeting will be held with municipalities to secure community involvement in developing local based strategies for redeveloping a specific brownfield in their community.

VII. Contact Information

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>